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Chief, FBIS

30 November 1954

Chief, Okinawa Bureau

Supplementary Information on FBIS Okinawa Bureau Lands Interests

REF :

- a. Memorandum to Chief FBIS from Chief, Okinawa Bureau dated 5 November 1954, subject: FBIS Okinawa Bureau Lands Interests.
- b. Teletype Msg CW 107 of 29 November 1954.

1. Attached hereto are two copies each of:

- a. USCAR, CA Proclamation No. 26 dated 5 December 1953, subject: Compensation for Use of Real Estate Within Military Areas.
- b. US Army Forces, Far East, OED form: Certificate of Confirmation and Rental Deposit.

2. Certificates of Confirmation have now been prepared for each U. S. Forces Agency landholding on Okinawa. The copy of said Certificate, covering FBIS holdings at Polo Point, is on file at this bureau. CA Proclamation No. 26 established the authority and set forth the conditions under which land is taken in leasehold by U. S. Forces on Okinawa.

3. The District Engineer, Okinawa Engineer District has established a policy whereby U. S. Forces will not take or hold land for use by U. S. Agencies under any instrument less than leasehold. Present leaseholds extend for an indefinite period, and grant the using agency full and unrestricted use of the land. However the Deputy Chief, Real Estate Division, OED has advised the undersigned that eventually some attempt may be made to alter leaseholds to conform to Japanese laws, which limit such holdings to a period of 20 years unless renewed. Interests less than leasehold are not practicable on Okinawa, where any U. S. Force holding may cover several hundred small tracts with a like number of individual landowners. Payments in lesser amount than leasehold rents would in most cases result in only a few cents being paid each year to the owner. To illustrate this point: OED has set a minimum of 50 Okinawa Yen (\$0.12) as the yearly leasehold rental payment to each individual landowner. OED records indicate that 50-Yen payments now comprise about 40% of all payments made!

4. As stated in reference 3 above the Commanding General and the District Engineer are very anxious to begin purchase of land. Also, it now appears that USCAR opposition to the program has diminished. Both the Commanding General and the District Engineer have implied that they would be pleased to receive any assistance from other agencies in implementing the land purchase program in having the precedent set, mechanics of purchase established, etc. prior to appropriation of Department of Defense funds for purchase.

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5. The OED apparently now has all local procedures for purchase worked out. However, approximately six months ago correspondence was forwarded to the Chief Engineer, Department of the Army through FEC requesting the following information and authorities:

- a. Determination of interest to be taken.
- b. Authority to approve titles locally. (Unless special authority is granted titles must be approved by the Attorney General of the United States).
- c. Approval of proposed standard operating procedure, forms, and other instruments to accomplish taking of land.

No answer to above correspondence has been received. However the matter, plus all information pertaining thereto is believed to be in the hands of the Deputy Chief Army Engineer for Real Estate. The contact in that office is:

Mr. George MEIER
Asst. to Deputy Chief Engineer for Real Estate
Room 2231 A, Building 1-7
Gravelly Point, Va.
Tel. LI-5-6700, X 55566.

6. It is recommended that a staff officer from FBI and/or a member of the agency legal staff contact the above office and attempt to aid and expedite the information and authorities required by OED for land purchase. It is believed that purchase would serve to more firmly secure FBIIS claims to present land holdings, would result in long-term saving of money, and would be of like benefit to the Ryukyus Command and other U.S. Agencies on Okinawa.

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Attachment(s)



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